



OFFICE OF THE CITY CLERK ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President

Angela Holmes, City Clerk

BOARD OF ESTIMATE AND APPORTIONMENT

MEETING MINUTES

DPW Conference Room, 3rd Floor City Hall

Wednesday October 23, 2013

Call to Order. Called to order at 11:20am by Charles Pearsall, Comptroller.

Present: Charles Pearsall, Comptroller; Philip T. Krey, City Engineer; Luke Day, Commissioner of Public Works

Absent: Matthew T. Ryan, Mayor; Kenneth J. Frank, Corporation Counsel

Also Present: Bill Barber, Director of Parks and Recreation; Angela Holmes, City Clerk; Gerald Kennicutt, Deputy Comptroller; Kyle Seeley, Executive Assistant to the Mayor; Allison Sosa, 2nd Assistant Corporation Counsel

ITEMS CONSIDERED

72 Court Street. Offer to Purchase 72 Court Street for \$1, submitted by 33 State Street Associates on August 1, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning and Code Enforcement and the Department of Planning, Housing and Community Development on August 2, 2013. Tom Costello responded on August 2, 2013, stating that he is not in favor of this offer, submitted without a plan for development that addresses the primary use for the proposed purchase and related impact on adjacent parcels. In addition, the proposed purchase price seems unrealistic. Scott Snyder responded on August 7, 2013 stating that he agreed with Tom Costello's recommendations. Tarik Abdelazim responded on August 21, 2013, stating that so long as Building and Engineering concerns are addressed (detailed plan with fire safety issues raised, investigation of right-of-way issues, higher sales price), PHCD has no objections to the sale, as the future use of the lot as a downtown park would still be feasible. Philip T. Krey met with Allan Pope, representing both owners of the two adjoining buildings, and discussed the installation of a fire escape. The Board discussed maintaining the parcel as a separate lot, in case the larger portion of 72 Court Street is developed at a future date, with the added condition that the parcel would be re-conveyed to the City for the same purchase price should development of the larger parcel take place. Kenneth J. Frank met with Scott Snyder, who is not in favor of the plan to sell a portion of the lot with the opportunity for the City to purchase it at a later date. Corporation Counsel contacted the applicant's attorney on September 27, 2013, stating that the City is interested in selling the stairwell to the alley, with the proviso that the City reserves an easement to construct over the area. Corporation Counsel instructed the attorney to ask his client to submit a revised offer if this plan is acceptable. No response received. Item held.

32 Evans Street. Offer to Purchase 32 Evans Street for \$1, submitted by Kraig M. Brigham, Jr. on August 22, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing and Community Development on August 23, 2013. Tarik Abdelazim responded on August 23, 2013, stating that the applicant submitted the winning \$1 proposal for 23 Alfred Street, adjacent to 32 Evans Street. The applicant intends to build a single-family home at 23 Alfred Street, and mentioned potential inclusion of 32 Evans Street in his redevelopment plans. PHCD supports the sale with two conditions: (a) PHCD must review the plans for 32 Evans Street first; and (2) the sales price should be consistent with sales prices for other vacant lots, \$100-\$500. Scott Snyder responded on August 23, 2013, stating that he will defer to PHCD's recommendation. Applicant submitted site plan on September 30, 2013. Tarik Abdelazim responded on October 9, 2013, stating that PHCD recommends the approval of the sale, with the restriction that the applicant must merge the parcel with his currently owned property located at 23 Alfred Street. The Board requested Angela Holmes to contact Scott Snyder to confirm a recommended sales price, and to contact Tom Costello regarding the percentage of the parcel which could be covered with impervious surfaces. Scott



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Snyder responded on October 16, 2013, recommending a sales price of \$425. Tarik Abdelazim responded on October 17, 2013, stating that the percentage of lot coverage allowed for a property in an R-2 district is 50%; this was taken into consideration during PHCD review. Angela Holmes spoke with the applicant on October 22, 2013, who agreed to the amended purchase price.

Motion to approve the sale of 32 Evans Street to Kraig M. Brigham for \$425, with the restriction that the parcel must be combined with the adjacent property.

Moved by Day, seconded by Krey.

Motion carried. (Vote 3-0-2)

Ayes: Pearsall, Krey, Day

Nays: None

Absent: Ryan, Frank

Approval of Minutes. Request to approve the minutes from the Board of Estimate and Apportionment meeting held on October 16, 2013.

Motion to approve the minutes.

Moved by Krey, seconded by Pearsall.

Motion carried. (Vote 3-0-2)

Ayes: Pearsall, Krey, Day

Nays: None

Absent: Ryan, Frank

Budget Transfers. Request to transfer various funds within the Department of Parks and Recreation 2013 budget. Presented by Bill Barber, Director of Parks and Recreation. Requested transfers outlined below:

<u>From Budget Line</u>	<u>Amount</u>
A7110.51000 (Parks Maintenance, Personal Services)	\$5,000
A7020.54410 (Parks & Recreation, Professional Services)	\$3,000
A7620.51800 (Senior Center, Temporary Services)	\$12,000

<u>To Budget Line</u>	<u>Amount</u>
A7310.51800 (Youth Recreation, Temporary Services)	\$1,500
A7310.54445 (Youth Recreation, Youth League Officials)	\$1,000
A7610.54445 (Adult Recreation, Adult League Officials)	\$1,000
A7110.54102 (Parks, General Operating Supplies)	\$1,500
A7110.54130 (Parks, Construction Materials)	\$10,000
A7110.54610 (Parks, Building/Equip. Repair & Maintenance)	\$2,500
A7110.54641 (Parks, Pool Repairs & Maintenance)	\$2,500

Motion to approve budget transfers.

Moved by Day, seconded by Krey

Motion carried. (Vote 3-0-2)

Ayes: Pearsall, Krey, Day

Nays: None

Absent: Ryan, Frank



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Adjournment. Motion to adjourn at 11:25am.

Moved by Day, seconded by Krey.

Voice vote, none opposed.